

# \$480,000 - 205, 535 10 Avenue Sw, Calgary

MLS® #A2228051

**\$480,000**

1 Bedroom, 1.00 Bathroom, 927 sqft

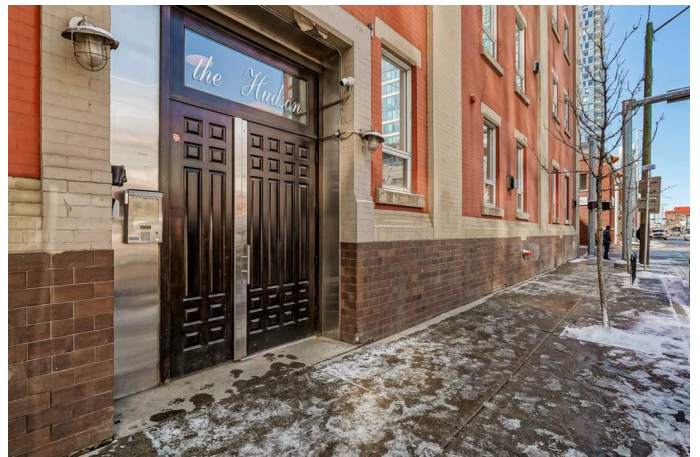
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this one-of-a-kind loft located in the iconic Hudson Building in the heart of downtown Calgary. Offering a perfect blend of historic charm and modern industrial design, this unique unit features an open and airy feel throughout its 927 Sq Ft. As you step inside, you're greeted by the gorgeous exposed brick and pipes, providing an industrial touch that complements the modern finishes. The spacious living area boasts a Juliette balcony, perfect for enjoying city views. A vintage claw-foot tub adds a touch of old-world charm to the bathroom, while the fully equipped kitchen showcases sleek stainless steel appliances and a gas range oven, ideal for cooking enthusiasts. Additional highlights include a heated titled parking spot for your convenience and a large storage unit, offering plenty of space for your belongings. The building itself exudes history and character, and with its central location, you're just steps away from Calgary's finest shops, restaurants, and entertainment options. This property is zoned for both commercial and residential use, offering unmatched flexibility. Currently configured for a workspace with temporary walls. This is an exceptionally rare opportunity to own a piece of Calgary's rich history while enjoying all the modern comforts of city living. Check out the 3D tour.

Built in 1909

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2228051    |
| Price          | \$480,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 927         |
| Acres          | 0.00        |
| Year Built     | 1909        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 205, 535 10 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0A8               |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Secured Parking |
| Parking Spaces | 1                                                                 |
| Parking        | Parkade, Secured, Stall, Titled, Underground                      |
| # of Garages   | 1                                                                 |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator                                                                    |
| Heating           | Natural Gas, Hot Water                                                                                                     |
| Cooling           | None                                                                                                                       |
| # of Stories      | 5                                                                                                                          |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Roof              | Tar/Gravel        |
| Construction      | Brick, Wood Frame |

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 5th, 2025  
Days on Market        12  
Zoning                      DC (pre 1P2007)

**Listing Details**

Listing Office            eXp Realty

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